

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MAY 8, 2003

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE-CHAIRMAN

STEVEN EVANS

CRAIG GALATI

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway

Senior Citizen Center, 450 East Bonanza Road

Clark County Courthouse, 200 East Carson Avenue

Court Clerk's Office Bulletin Board, City Hall Plaza

City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the April 10, 2003 Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED

5/1/2003 3:32 PM

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DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

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8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-2119 - BEAZER @ GRAND TETON VILLAGE UNIT 1 - BEAZER HOMES HOLDING CORPORATION - Request for a Tentative Map for a 192-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 28.42 acres adjacent to the south side of Grand Teton Drive, approximately 700 feet east of Hualapai Way (APN: 125-18-101-004, 006, and 007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 6 (Mack).
2. TMP-2126 - ESCALA - THE HOWARD HUGHES CORPORATION ON BEHALF OF PULTE HOMES - Request for a Tentative Map FOR A 106-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 18.9 acres adjacent to the east side of Desert Moon Road, approximately 270 feet south of Paseo Mist Drive (APN: a portion of 137-34-714-003), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald).
3. TMP-2128 - TERRASANO - EL DURANGO, LIMITED LIABILITY COMPANY ON BEHALF OF KIMBALL HILL HOMES - Request for a Tentative Map FOR A 91-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 15.3 acres adjacent to the northeast corner of Grand Canyon Drive and Farm Road (APN: 125-18-601-006, 007, 008 and a portion of 125-18-601-001), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 6 (Mack).
4. TMP-2129 - LA VENTINA - LA VENTINA, LIMITED LIABILITY COMPANY ON BEHALF OF AMERICAN PREMIERE HOMES - Request for a Tentative Map FOR A 130-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 38.2 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre), Ward 6 (Mack).

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B. PUBLIC HEARING ITEMS:

5. ABEYANCE - VAR-1749 - DONALD BRADY ON BEHALF OF LAMAR OUTDOOR ADVERTISING
- Request for a Variance TO ALLOW A 75-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 50 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2600 Westwood Drive (APN: 162-09-110-005), M (Industrial) Zone, Ward 1 (M. McDonald).
6. ABEYANCE - SUP-1748 - DONALD BRADY ON BEHALF OF LAMAR OUTDOOR ADVERTISING
- Request for a Special Use Permit FOR A PROPOSED 75-FOOT TALL, 14-FOOT BY 48-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2600 Westwood Drive (APN: 162-09-110-005), M (Industrial) Zone, Ward 1 (M. McDonald).
7. ABEYANCE - VAR-1885 - THE ASTORIA CORPORATION - Request for a Variance TO ALLOW 5.68 ACRES OF OPEN SPACE WHERE TOWN CENTER DEVELOPMENT STANDARDS REQUIRE 8.13 ACRES for a proposed 493-lot single family development on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).
8. ABEYANCE - SUP-1887 - THE ASTORIA CORPORATION - Request for a Special Use Permit FOR PRIVATE STREETS and a Waiver of the Town Center Development Standards Requirement to gate private streets for a proposed 493-lot single family development on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).
9. ABEYANCE - SDR-1769 - THE ASTORIA CORPORATION - Request for a Site Development Plan Review; a Waiver of the Town Center Development Standards to amend the street section of Farm Road between Fort Apache Road and the Frontage Road; and a Waiver of the Subdivision Ordinance (Title 18.12.100) requirements to allow 31-foot wide private streets where 37-foot or 39-foot wide streets are the minimums required FOR A PROPOSED 493-LOT SINGLE FAMILY DEVELOPMENT on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).

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10. ABEYANCE - RQR-1909 - CITY PARKWAY IV A, INC. ON BEHALF OF VIACOM OUTDOOR - Required One Year Review of an approved Variance [V-0046-92(4)] WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 690 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION ALLOWED adjacent to the north side of the Oran K. Gragson Highway (U.S. 95), between Bonanza Road and Grand Central Parkway, 150 feet west of the centerline of the Union Pacific Railroad tracks (APN: 139-27-401-031), M (Industrial) Zone, Ward 5 (Weekly).
11. ABEYANCE - SDR-1836 - BERNICE Q.H.HOM REVOCABLE TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Site Development Plan Review FOR A 102-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO ALLOW A SIDEWALK ON ONE SIDE OF THE TOWN CENTER PUBLIC RESIDENTIAL STREET ALONG THE SOUTHERN AND EASTERN PROPERTY LINES WHERE A SIDEWALK IS REQUIRED ON BOTH SIDES on 15.23 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005 and 006), U (Undeveloped) Zone [ML-TC (Medium-Low Density Residential - Town Center) and T-C (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Mack).
12. ABEYANCE - VAC-0074-02 - PALM MORTUARY, INC. - Petition to vacate Rome Boulevard and Maverick Street generally located west of Jones Boulevard and south of Deer Springs Way, Ward 6 (Mack).
13. ZON-2124 - LARSEN FAMILY TRUST - Request for a Rezoning FROM: R-3 (Medium Density Residential) TO: P-R (Professional Office and Parking) on 0.32 acres located on property at 410 and 416 South 7th Street (APN: 139-34-710-030 and 031), PROPOSED USE: OFFICE, Ward 1 (M. McDonald).
14. SDR-2125 - LARSEN FAMILY TRUST - Request for a Site Development Plan Review and Waivers of the perimeter landscape requirement, parking standards, and loading zone requirement FOR A 7,804 SQUARE FOOT OFFICE CONVERSION AND ADDITION on 0.32 acres on property located at 410 and 416 South 7th Street (APN: 139-34-710-030 and 031), R-3 (Medium Density Residential) Zone, [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (M. McDonald).

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15. **ZON-2131 - R & S EL CAPITAN, LIMITED LIABILITY COMPANY ON BEHALF OF REAL HOMES BY CENTEX** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units per Acre) on 10.08 acres adjacent to the southeast corner of Racel Street and Durango Drive (APN: 125-09-401-001 through 004), PROPOSED: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
16. **SDR-2135 - R & S EL CAPITAN, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF REAL HOMES BY CENTEX** - Request for a Site Development Plan Review FOR A 72-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 16.46 acres adjacent to the southeast corner of Racel Street and Durango Drive (APN: 125-09-401-001 through 004, 007, 011 and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units per Acre)], [PROPOSED: RPD4 (Residential Planned Development - 4 Units per Acre)], Ward 6 (Mack).
17. **ZON-2138 - LAS VEGAS HOUSING AUTHORITY ON BEHALF OF COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA** - Request for a Rezoning FROM: R-PD16 (Residential Planned Development - 16 Units per Acre) TO: R-PD19 (Residential Planned Development - 19 Units per Acre) on 12.59 acres at 2701 Searles Avenue (APN: 139-25-101-014 and 015), PROPOSED: 240-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT (SENIOR CITIZENS' HOUSING), Ward 5 (Weekly).
18. **SDR-2139 - LAS VEGAS HOUSING AUTHORITY ON BEHALF OF COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA** - Request for a Site Development Plan Review FOR A 240-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT (SENIOR CITIZENS' HOUSING) on 12.59 acres at 2701 Searles Avenue (APN: 139-25-101-014 and 015), R-PD16 (Residential Planned Development - 16 Units per Acre), [PROPOSED: R-PD19 (Residential Planned Development - 19 Units per Acre)], Ward 5 (Weekly).
19. **ZON-2123 - JACK AND LAURA SOMMER** - Request for a Rezoning FROM: C-1 (Limited Commercial) Zone and U (Undeveloped) Zone [SX-TC (Suburban Mixed Use - Town Center) General Plan Designation] TO: T-C (Town Center) on 20.73 acres adjacent to the southwest corner of Dorrell Lane and Cimarron Road (APN: 125-21-202-002 and 003), PROPOSED USE: COMMERCIAL, Ward 6 (Mack).

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20. **VAR-2121 - VIRGINIA FREHNER TRUST** - Request for a Variance TO ALLOW A PROPOSED DETACHED ACCESSORY STRUCTURE (22.5 FEET) TO EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING (14.5 FEET) on property located at 5025 North Tomsik Street (APN: 125-33-306-003), R-E (Residence Estates) Zone, Ward 6 (Mack).
21. **VAR-2122 - RICHARD GROVE AND BARBARA GARCIA-GROVE** - Request for a Variance TO ALLOW A PROPOSED 15-FOOT SEVEN INCH FRONT YARD SETBACK WHERE 30 FEET IS THE MINIMUM REQUIRED AND A 30-FOOT REAR YARD SETBACK WHERE 35 FEET IS THE MINIMUM REQUIRED on 0.48 acres located at 7885 Rockwind Court (APN: 163-04-813-001), R-E (Residence Estates) Zone, PROPOSED USE: SINGLE-FAMILY RESIDENCE, Ward 1 (M. McDonald).
22. **SUP-2041 - SECOND BAPTIST CHURCH, INC. ON BEHALF OF THE ALLIANCE COLLEGIUMS ASSOCIATION OF NEVADA** - Request for a Special Use Permit FOR A CRIMINAL HALFWAY HOUSE (FOR SIX BEDS) on 0.16 acres located at 1111 and 1113 E Street (APN: 139-27-210-053 and 026), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
23. **SDR-2040 - SECOND BAPTIST CHURCH, INC. ON BEHALF OF THE ALLIANCE COLLEGIUMS ASSOCIATION OF NEVADA** - Request for a Site Development Plan Review and Waivers of the parking and perimeter landscaping requirements and Commercial Development Standards FOR A PROPOSED 1,632 SQUARE-FOOT CRIMINAL HALFWAY HOUSE on 0.34 acres located at 1111 and 1113 E Street (APN: 139-27-210-053 and 026), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
24. **SUP-2081 - PAN PACIFIC DEVELOPMENT CHEYENNE COMMONS ON BEHALF OF ENHUA CHEN** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR and a Waiver of the minimum distance requirement from a protected use (Religious Facility) on property located at 3059 North Rainbow Boulevard (APN: 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).
25. **SUP-2132 - TJP/WEINER FAMILY TRUST ON BEHALF OF TAMMY DO PINEYRO** - Request for a Special Use Permit FOR SECONDHAND SALES of clothing, accessories and small household items on a portion of 1.36 acres on property located at 2101 South Decatur Boulevard, Suite 22 (APN: 163-01-708-003), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

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26. SDR-2134 - MARK AND SHARON GENTILE, ET AL - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscape requirements and the trash enclosure distance requirement FOR A PROPOSED 5,890 SQUARE FOOT OFFICE CONVERSION AND ADDITION on 0.41 acres located on property at 2012 Hamilton Lane (APN: 139-33-301-012), PD (Planned Development) Zone, Ward 5 (Weekly).
27. SDR-2269 - SIDER FAMILY PROPERTIES LIMITED PARTNERSHIP ON BEHALF OF LAWRENCE D ROUSE, LIMITED - Request for a Site Development Plan Review, Waivers of the Commercial Development Standards and a reduction in the amount of required perimeter landscaping FOR A PROPOSED 1,447 SQUARE FOOT OFFICE CONVERSION on 0.15 acres located on property at 523 South 8th Street (APN: 139-34-810-053), R-1 (Single-Family Residential) under Resolution of Intent to PR (Professional Office and Parking) Zone, Ward 1 (M. McDonald).
28. VAC-2105 - ASIAN DEVELOPMENT, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the northwest corner of Alexander Road and Cimarron Road, Ward 4 (Brown).
29. VAC-2133 - R & S EL CAPITAN, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF REAL HOMES BY CENTEX - Petition to Vacate a portion of Butler Street, generally located south of Racel Street, Ward 6 (Mack).
- C. NON-PUBLIC HEARING ITEMS:
30. SDR-2086 - PAN PACIFIC DEVELOPMENT CHEYENNE COMMONS ON BEHALF OF WAL-MART - Request for a Site Development Plan Review FOR A PROPOSED 10,296 SQUARE FOOT STOCK ROOM ADDITION TO AN EXISTING 118,902 SQUARE-FOOT RETAIL STORE (WAL-MART) on 32.53 acres located at 3041 N. Rainbow Boulevard (APN: 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

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D. DIRECTOR'S BUSINESS:

31. TXT-2088 - CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards to permit Hotels, Motels, Inns, and Resorts in SC-TC (Service Commercial-Town Center) districts; permit Medical and Scientific Research Labs in GC-TC (General Commercial-Town Center) districts; and amend specific landscaping and parking lot standards in Town Center Ward 6(Mack).
32. TXT-2198 - CITY OF LAS VEGAS - Discussion and possible action to amend Title 7, Chapter 38 of the Municipal Code of the City of Las Vegas to establish parameters for the keeping of carrier or racing pigeons within the City.
33. TXT-2054 - CITY OF LAS VEGAS - Discussion and possible to action to amend Title 19 to create a definition, standards and requirements for medical office, labs, and counseling uses including Court-Related Substance Abuse Counseling Facilities.

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.